

April 27, 2010

**Site Plan:** Legacy Center, Block A, Lot 8 (SPRP10-0002)  
**Owner(s):** Wachovia Bank

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**DESCRIPTION:**

A convenience store with gas pumps on one lot on 0.8± acre on the southeast corner of Lebanon Road and Legacy Drive. Zoned Planned Development-33-Business Center. Neighborhood #31. SM

**REMARKS:**

<b>Access:</b>	Access is provided from Legacy Drive and Lebanon Road.
<b>Cross access:</b>	Cross access is provided south and east to the adjacent properties.
<b>Parking:</b>	Parking is adequate.
<b>Open Space:</b>	Open space is adequate.
<b>Screening:</b>	Screening is not required.
<b>Tree Preservation:</b>	There are no protected trees on this site.
<b>Landscaping:</b>	A landscape plan has been submitted for staff review.
<b>Façade Plan:</b>	A façade plan has been submitted for staff review.
<b>Additional Information:</b>	A convenience store and gas pumps were removed from the site after the approval of a site plan for a bank in 2008. The site plan for the bank has expired. The site plan conforms to Planned Development-33 standards.

**RECOMMENDATION:**

Recommended for approval subject to:

1. Staff approval of the façade plans.
2. Staff approval of the landscape plans.
3. Approval and recordation of a Replat prior to Final Acceptance.
4. Additions and/or alterations resulting from Engineering Services' review of the construction plans.